(2)

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Ben Blankenship
304 Thuss Avenue
Nashville, TN 37211

Map 133-02-0-051.00

mail to: SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ALLEN ROSSO, an unmarried person,** has this day bargained and sold and hereby transfer and convey unto, **BEN BLANKENSHIP,** unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Civil District of Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 33, Map of W. G. Thuss' Subdivision, according to plat and survey of record in Plat Book 547, page 7, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Allen Rosso, by deed from Gary Farris, sole devisee under the Last Will and Testament of Beatrice Farris, dated March 22, 2004, appearing of record in Instrument Number 20040326-0034150, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants contained of record in Book 1153, page 103; and to any and all matters shown on said plat and survey of record in Plat Book 547, page 7; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **BEN BLANKENSHIP,** unmarried man, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 07/10/06 10:50 2 pgs
Fees:13.00 Taxes:368.15
20060710-0082287

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of ~~June~~ July, 2006.

Allen Rosso by Kendra Cooke
Allen Rosso by: Kendra Cooke
Power-of-Attorney **Attorney in Fact**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the said State and County aforesaid, the with named **KENDRA COOKE** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained; and the said **KENDRA COOKE**, to me known to be the person who executed the same as the free act and deed of the said **ALLEN ROSSO**, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **ALLEN ROSSO**, and appearing of record in Record Book ~~E~~, page _____, in the Register's Office of Davidson County, Tennessee.

~~E~~ 20060710008 2286

7th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 7th day of ~~June~~ July, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires: February 24, 2009 AT LARGE RUTHERFORD COUNTY, TENNESSEE

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 7th day of ~~June~~ July, 2006.

Tonja Barron
NOTARY PUBLIC
My Commission Expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY